

**21<sup>ST</sup> CENTURY PARKS COMMITTEE  
REGULAR MEETING  
WEDNESDAY, OCTOBER 12, 2016  
TIME: 5:00 P.M.  
ROOM 208  
MIDDLETOWN CONNECTICUT**

**MEMBERS PRESENT:** Councilman Gene Nocera  
Councilman Philip Pessina  
Councilman Carl Chisem  
Frank Marchese  
Deborah Petruzzello  
Maria Holzberg  
Joseph Bibisi

**ABSENT:** Sheila Daniels  
Louise Augeri  
Amy Vaillancourt

**STAFF PRESENT:** William Russo, Director of Public Works  
Christopher Holden, P.E., Deputy Director of Public Works

**OTHERS PRESENT:** Vince McDermott, Milone & MacBroom  
Mike Doherty, Milone & MacBroom  
Krishna Winston, 655 Bow Lane

Chair Nocera opened the 21<sup>st</sup> Century Parks Committee meeting at 5:00 P.M. He requested a motion to approve the special meeting minutes dated September 14, 2016. Motion to approve the minutes was seconded and approved unanimously.

**PUBLIC COMMENT ON AGENDA ITEMS:**

None.

**CORRESPONDENCE:**

None.

**NEW BUSINESS:**

- a. Invoice from Milone & MacBroom – Deputy Director Holden stated that Milone & MacBroom invoiced the City of Middletown for their monthly work which closes out the investigation phase of the project and begins the start of preliminary design phase as well as the sub-contractor that has done the drilling. There are two separate funding's: one for Pat Kidney Field and one for Woodrow Wilson Track. The total amount of the bills combined is \$28,433.23. He recommends approval of payment at this time.

A motion was made to approve this invoice payment. Motion was seconded and approved unanimously.

- b. Millone & MacBroom Update – Vince McDermott, Milone & MacBroom, closed out the discussion on the investigation phase of the project. The soil permeability is the most important component of the fields. As suspected, the soils are poorly drained. The top soil is poorly drained as well; however, it is manageable in the long term. Subsoil has to be accommodated into the design. This means that a gravel blanket and underdrainage system needs to be installed. This will carry any of the moisture or storm

water runoff that runs through the topsoil layer into the drainage system. There will be a six to twelve inch layer of free draining material. The subgrade will be modified to pitch the water. Once it infiltrates through the top soil layer, it hits the free draining material and will be carried off into other locations. The drains will be located in fifty foot spaces which will allow for drainage to occur during heavy rains.

The current native soil on the premises has moderately slow permeability, which means when it rains it takes a while to seep through. The topsoil will need to be maintained regularly by aerating twice a year, which is no different from what is already being done at Palmer Field. This allows the sand to fill into the cores which allows moisture and promotes root growth. During the construction phase, the topsoil will be stripped and processed before it is placed back on to the fields.

Mike Doherty, Millone & MacBroom, stated that a series of graphics and slides will be presented to the Committee. The on-street parking on Farm Hill Road has been removed. The parking lot has been moved slightly up towards Farm Hill Road. The two story building selected from the last meeting will be constructed up into the hill with storage below. The softball field has been shifted slightly up towards Farm Hill Road due to some grading. Millone & MacBroom is now working through the bleacher and lighting layout with the manufacturers. Overall, the layout is the same with a few modifications per the last meeting.

The basketball courts will be made of bituminous concrete with a sealer coating. The tennis courts will have a post-tension concrete which is for much higher performance. However, they will not have the sealer coating. The track material is made of manufactured rubber that is bound together with polyurethane. It is applied using a small electrically heated screen which is placed down and lifts. The upper red part of the track is made of the same material except it has finer grains of rubber to prevent moisture from getting inside. It is also bound with the polyurethane material. The red coat is still structurally sound; however, it does get tarnished over time. Every seven years, this coating has to be re-sprayed or else it will lose its vibrancy. This coating spray costs \$100,000.00 every seven years, so it will have to be included in the budget. A higher end product would be recommended for High School or College level; however, the scholastic level does not require spending the extra money. The inner-edge of the track has an edge drain covered with track material all the way around the track. There will be at least ten drop cleanout areas with strainers in them where the water will go into a collector pipe. The maintenance employees will have to dump the strainer into their waste when they mow the grass. In-ground sleeves made of aluminum will be installed for discus in the same vicinity.

The larger building closer to the tracks will be facing Hunting Hill Avenue with toilets on both sides for men and women. The storage will be located on the upper level; the lower level includes extra storage. This is the building where the large mowers will be stored. The concession will be located at the plaza level including a side door, storage and plumbing. The smaller concession stand at Pat Kidney Field will consist of four unisex bathrooms. There will be a small concession stand and small storage area where irrigation control units and backflow preventer will be located.

The design of the bleachers has been changed. It now contains 505 seats, an 8'x18' press box on top, a handicapped ramp and steps. There will also be an area on the upper level designated for filming. There are angled brackets and columns set on the ground which is a less expensive system to construct, however, it does not give the storage flexibility. It is elevated at the standard height of four feet above the track and there is a sidewalk just before the track. The bleachers do not have access to the ground so if keys or any type of belongings are dropped, they will not fall through to the ground.

The fencing will be about 24'-30' in height with no overhang; it will be set 45' behind home plate. Another fence will go across the bleacher pad to the side fence of the field. Ball netting is strongly

recommended between the field and the D zone. It will not turn up the sides as it will cut into the track area, but it should be going across the ends. They are flexible and can be assembled and disassembled quickly from poles in the ground. They will be in sleeves that will be embedded into a concrete curb.

There will be two separate scoreboards; one for softball and one for baseball. These scoreboards will include ball strikes and innings.

The batting cages will consist of a double cage for baseball and a single cage for softball. Foul poles including the attached screens will also be installed.

It is recommended that the football field has an eight foot sling shot so that a soccer goal can be inserted underneath.

There was a discussion regarding the parking to fence ratio on Farm Hill Road and how much room there will be. Currently, there is Cape Cod curbing which allows cars to drive up over the curb to park on the lawn. Director Russo recommended installing a curb with a grass snow shelf like other City streets along with the plantings of some trees. This will allow for a better traffic flow for the safety of pedestrians and oncoming traffic.

There will be a four light system at the football field, a six light system at the baseball field, a four light system at the softball field and a two light system at the basketball courts. This configuration for the two baseball and softball fields allow for an overlay rectangle, or practice field, which youth soccer may be able to practice in. The field lights will be pushed out to the edges of the baseball field and softball field. The lights being located in this location is not ideal for these sports, however for recreation use, it will be acceptable since the area is being used as extra space. Millone & MacBroom is examining to see if they can add some height to the future lights which would potentially add some extra light to the practice area. If there was no practice area, the lights could have been moved inward and a permanent fence could have been installed for the outfield.

For football and soccer, an average of fifty foot candles need to be on the field. The four light system will give the fifty foot candle with no question. A softball field requires fifty foot candles on the infield and thirty on the outfield. The lighting system is controllable remotely and also comes with a twenty five year warranty on the luminaires.

There are no existing features as far as historic references to tie in to the park, so there will be a more contemporary look to the sight furnishing. LED Lantern style lights, post top style lights, globe lights, etc. can all be installed for parking lot lighting based on the committee's opinions. Lights are being made narrower than they have been in the past so they will blend in much better. Solar powered lights are not recommended for the safety of those nearby. LED lights are easy to change and do not have to be changed as often; they are warrantied longer than a typical bulb.

Park benches will not be provided throughout the park. Seating opportunities of about six to eight benches will be provided along the pathways. The cost per bench installation is about \$2,500.00- \$5,000.00 depending on the color and style. It is intended to have a few bike racks installed at both the upper and lower sites.

Vince brought up some general drainage issues based on off-site conditions that are limiting the drainage on the site. Millone & MacBroom are increasing the impervious surface which needs to be managed. A nearby pipe is flowing into another system which is restricted. This pipe can be remedied; however, this goes beyond the projects guidelines. A discussion will be held with the staff in regards to detaining water

using an underground galley system. This system will then discharge into the wetland where sump pumps will also be located once it's detained. Water can be collected from the parking lot and then collect into the existing pipe and then be metered out into the discharge point. The underdrainage system will tie into a perimeter subsurface collector system which picks up the run off from the track and field area and into the wetland. The wetland area will not replicate a holding tank; it will just be damp during rains. A detailed breakdown for the drainage including 50% contingencies was discussed with the committee. Although this is costly, it is important that the funds are in the budget for this drainage system.

Vince stated that the wetlands submission needs to be conducted by October 28, 2016 in order to get on their October agenda. The goal is to have this project out to bid before February 2017. He asked if the committee is ready to give the green light for the bidding. Director Russo stated that an application has to be filled out internally in order to be on the agenda for the Inland Wetlands Commission. The drainage system will be presented to the Inland Wetlands Commission by Millone & MacBroom to receive their approval. Deputy Director Holden stated that since there is minimal impact to the wetlands, it should not be a difficult process. The first meeting will consist of the acceptance of the submission. The following meeting will allow all of the details to be discussed. The December meeting will consist of the approval for the changes to the wetlands at the facility. Once the final site plan is complete, the Inland Wetlands Commission and the 21<sup>st</sup> Century Parks Committee can meet at the tennis courts to see if they have any improvement ideas. The ideas can then be incorporated into the plan so that the application can be submitted.

Councilman Pessina made a motion to move forward to the Inlands Wetlands Commission review along with the Planning and Zoning review. Motion was seconded and approved unanimously.

#### **OLD BUSINESS:**

#### **OTHER:**

Maria Holzberg mentioned that she wanted to invite the Commission to the next Middletown Garden Club meeting which is Thursday, October 20, 2016 at 1:00 P.M. located at the deKoven House. Brie Golden, a prior student of the Conway School of Landscape Design, worked on a complete renovation of Harbor Park and will be presenting a final plan.

#### **PUBLIC COMMENT ON NON-AGENDA ITEMS:**

A gentleman of the public stated that they were invited to the meeting by Councilman Nocera. They stated that they work with the United States Tennis Association, (USTA). USTA received a grant for a middle school tennis program. He stated that he is looking forward to working with Middletown and other surrounding towns. He passed out a USTA assistance guide for facilities. The guide states that a grant can be filled out online which will assist with the project. A maximum of \$20,000.00 can be put towards the tennis courts.

Krishna Winston, 655 Bow Lane, stated that she came on behalf of the Recycling Commission. She wanted to make sure that there are plans for recycling containers as well as trash containers. She also gave a suggestion for lighting the baseball and softball fields. She was wondering if portable lighting can be brought in to eliminate dark spots if there are not simultaneous games occurring. Vince specified that it is possible; however, Millone & MacBroom is trying to configure a more permanent fix for the dark spots in the fields due to lighting to avoid any maintenance expenses.

As there was no further discussion, the 21<sup>st</sup> Century Parks Committee meeting adjourned at 6:38 P.M.